

Dear Clatsop County Commissioners:

I was very alarmed and disturbed by the recent vote of the Planning Commission to abolish short term rentals in the Falcon Cove neighborhood by the hands of a few vocal residents.

I have been searching for my dream of a coastal property for over 20 years, and thinking of different ways to afford my eventual retirement home. I had been watching my eventual property for sale for over 10 years, and finally the price was lowered to a point where I could make it work, if I put a trailer on the property. I contacted the county after it closed and inquired about how I could re-hook up the electricity and the water for the impending trailer, something that was utilized by the abandoned Swanson family home. The nice man at the county, said, "You can do that, however you can only stay there 30 of 90 days." Something I am Ok with. He then inquired, "Why don't you build a beach house like what was there before?" "Because the county and the neighbors will make it a major hassle." I responded. He explained it was feasible, and that the hurdles weren't insurmountable. Knowing the rental laws of the neighborhood, and even Arch Cape's, I contacted a local architect and decided to pursue my dream armed with help of my Clatsop County born and bred architect, knowledgeable of local laws and restrictions. Had short term rentals been disallowed, I would still have purchased the property, but I would have put a trailer on the property, my legal right. To my eventual joy, I constructed a beautiful well-built, modest-sized property. However, it cost twice what I anticipated, as these things often do. Building my award-winning home with sustainability in mind was a great thing for the neighborhood, and for the county.

Reading through some of the letters submitted, it is clear that these few people want to make the neighborhood their personal fiefdom, and care little about the character of the neighborhood. Coastal property has never been "affordable" for the nurses and firemen of which they speak, and in reality, how many of those coveted jobs are available in the county anyway. In fact, Clatsop County's number one industry is tourism, love that or hate it, it's the reality, and they know it. Has been, and always will be. They chose to live in a vacation destination. The coast of any state will always be a tourist destination. These occasional STR's also provide valuable jobs for cleaning and maintenance people, jobs that are sorely needed in the county, not to mention the 10.5% transient tax levied which provides valuable revenue that can be used where needed most. These STR's are a separate type of lodging and do not compete with area hotels. My home is available for a minimum 3-day rental. If I could afford to not rent my home, I would. The fact I can occasionally rent my home, allows me to not have a trailer on the property.

Falcon Cove is part of Arch Cape, because you can walk between the two, which I often do. Will these rules also apply to Shingle Mill Lane, because it is on the other side of the 101? Where do you draw the line? The answer is, you shouldn't.

On a side note, my house is eligible for up to 8 occupants, and I have 4 parking spaces. However, I lock off a portion of the home and allow a maximum of 4 people, and no dogs, or children under 13. I am very aware of the fragile septic and water shed my neighborhood experiences. I also have a trash can with a cable to keep out the raccoons, who show no favoritism to whoever's garbage they can consume, including full-time residents who happen to be away for a week or more. My house is flanked by homes that have been in their families for many years, and they have the luxury of sharing expenses with their families, like an STR, and are able to keep up with the impending maintenance, tree falling and the like. I hope to pass my home on to my children, and their children to enjoy in the future. My grandfather

was born in Oregon in 1901, and I love this state very much and its abundant access to nature. Oswald West was a huge proponent of making the coast and its wild environs accessible to as many people who could make the journey, even providing a state park, of which my neighborhood is grand-fathered. Denying STR's would only promote further isolation and elitism, going directly against his wishes.

Thank you for listening.

Sincerely,

Donald Jans

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